

CLIVE ROAD, ESTON, MIDDLESBROUGH, TS6 0RT



- ▲ Spacious Living
- ▲ Loft Conversion with Staircase
- ▲ Off Street Parking
- ▲ Lovely Rear Garden
- ▲ Modern Kitchen
- ▲ Close to Amenities & Transport Links
- ▲ Perfect For First Time Buyer or Family

£139,950

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Perfectly suited for first time buyers or growing families, this lovely home offers spacious living throughout, boasting three well-proportioned bedrooms and a beautifully maintained rear garden.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.50m x 4.10m (14'9" x 13'5")

A spacious lounge featuring a UPVC double-glazed bay window, radiator, a beautiful log-burning stove, and hardwood flooring that flows seamlessly throughout the ground floor.

DINING ROOM - 3.20m x 4.99m (10'6" x 16'4")

Open plan with the kitchen, the dining area offers ample space for a large table and chairs, along with a UPVC double-glazed window and French patio doors leading out to the rear garden. Radiator.

KITCHEN - 3.57m x 1.94m (11'9" x 6'4")

A modern open-plan kitchen and dining area, designed for both style and functionality. The space accommodates an American-style fridge freezer and features a Samsung oven, Neff hob, along with integrated washing machine and dishwasher. With two UPVC double glazed windows and rear door leading to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.83m x 4.38m (12'7" x 14'4")

Large double bedroom to the front aspect with two UPVC double glazed windows and radiator.

BEDROOM TWO - 3.55m x 2.89m (11'8" x 9'6")

Second double bedroom to the rear aspect with UPVC double glazed window and radiator.

TO VIEW: Tel: 01642 955180

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BATHROOM - 2.25m x 1.98m (7'5" x 6'6")

A three-piece suite featuring a full-length vanity unit housing a wash hand basin, a low-level WC, and a storage cupboard, along with a separate bath with an electric overhead shower. UPVC double glazed window and heated towel rail.

AGENTS REF: - EE/LS/RED260286/21042026

Council Tax Band: B **Tenure:** Freehold

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SECOND FLOOR

LANDING AREA

LOFT ROOM - 4.83m x 3.98m (15'10" x 13'1")

Currently used as the third bedroom, accessed off the first floor landing via a fixed staircase. This versatile room has three large Velux windows allowing plenty of natural light, a cupboard housing the combi boiler and a shower room with low level WC, wash hand basin and shower cubicle.

SHOWER ROOM - 1.86m x 1.52m (6'1" x 5')

EXTERNALLY

To the front of the property there is a block paved driveway providing off street parking for two vehicles and an EV charging point. To the rear, the beautifully maintained garden features a patio area, a well-kept lawn, and an attractive decking area complete with a pergola and stunning border with a range of shrubs and bushes.



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GROUND FLOOR

1ST FLOOR

2ND FLOOR

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